

POPULATION ESTIMATES 2005 City of Charleston

Department of Planning and Neighborhoods, January 2005



2005 POPULATION ESTIMATE (Estimated figures shown will be achieved during 2005 when permitted housing units are occupied)

Area of City	2000 Census (04/01/00)	04/2000-12/2004 Persons Annexed	2000-04 New Constr. (Persons)	2000-04 Demos (Persons)	TOTAL 2005 ESTIMATE
Peninsula	35,157	-	1,005	631	35,531
West Ashley	45,954	355	4,862	102	51,069
James Island	12,741	208	3,295	27	16,217
Johns Island	1,676	15	1,255	11	2,935
Daniel Is./Cainhoy	1,122	4	3,545	0	4,671
TOTALS	96,650	582	13,962	771	110,423

This estimate uses the 2000 Census population as a base plus the number of persons annexed, plus persons gained by new residential construction, minus persons lost by residential demolition. Persons gained by new residential construction is calculated using 98% of the number of single family (S/F) housing units plus 98% of the multi-family (M/F) housing units permitted in the listed calendar years (minus the vacancy rate of 8.5 %) multiplied by 2.23 (City of Charleston persons per household from the 2000 Census). Persons lost by residential demolition is calculated by number of housing demolition permits in the listed calendar year multiplied by 2.23.

BUILDING PERMIT TALLIES

SINGLE FAMILY PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1990	24	243	56	24	0	347
1991	9	206	56	29	0	291
1992	3	207	60	10	0	280
1993	5	211	116	18	0	350
1994	5	159	144	11	0	319
1995	22	148	159	12	0	341
1996	22	238	123	19	41	443
1997	32	339	173	32	60	636
1998	19	220	205	48	81	573
1999	34	236	248	62	109	689
2000	43	336	142	35	148	704
2001	68	294	208	57	128	755
2002	23	360	351	108	180	1,022
2003	34	309	241	143	522	1,249
2004	104	273	184	165	412	1,138
TOTALS	447	3,779	2,466	764	1,681	9,137

MULTI-FAMILY PERMITS ISSUED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
1990	24	20	5	0	0	49
1991	22	0	0	0	0	22
1992	7	0	2	0	0	9
1993	20	0	0	0	0	20
1994	26	6	0	4	0	36
1995	22	0	0	0	0	22
1996	110	0	168	0	0	278
1997	13	0	39	0	0	52
1998	3	396	306	0	0	705
1999	37	0	518	0	295	850
2000	65	94	410	38	0	607
2001	78	7	169	0	0	254
2002	8	259	0	0	59	326
2003	36	458	74	85	170	823
2004	71	149	7	15	191	433
TOTALS	542	1,389	1,698	142	715	4,486

DEMOLITION PERMITS BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2002	20	1	1	0	0	22
2003	32	15	3	0	0	50
2004	20	16	3	0	0	39
TOTALS	72	32	7	0	0	111

(Source: City of Charleston Building Permit Records)

PERSONS ANNEXED BY YEAR AND AREA

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2002	0	32	28	3	0	63
2003	0	6	0	2	0	8
2004	0	13	7	10	0	30
TOTALS	0	51	35	15	0	101